



Tract 3 of 5

3

Usable Land
Unusable Land



*Property lines are approximate.

For Sale

Casey Borgers | 817-813-5637
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Village Creek Pad Sites, Burleson, TX 76028

Tract 3: Total Size: ± 6.351 Acres
Shovel Ready - ± 1.76 Acres
\$1,533,312

SPECS:

Pricing: **\$1,533,312**
Lot Size: ± 1.76 Acres (Shovel Ready)
Zoning: Planned Development (PD)
Utilities: On-Site
Access: E. Renfro St
Visibility: I-35 ($\pm 71,000$ VPD)

**Usable acreage is estimated. Buyer to verify.*

PROPERTY HIGHLIGHTS:

- Frontage on East Renfro with excellent visibility from I-35
- Located in Burleson's key growth corridor
- Minutes from The Depot at Main (\$25M mixed-use development)
- Close to Hiley Hyundai, Burleson Nissan & The Rim
- Ideal for retail, office, medical, or service-based users
- Utilities available and ready for development



For Sale

Village Creek Pad Sites, Burleson, TX 76028

Tract 3

ABOUT THE AREA:

Burleson is one of the fastest-growing cities in North Texas, with **an estimated 23% population increase since 2020** and continued momentum driven by residential and commercial development. Major nearby projects like Depot on Main, a 275-unit Class A apartment community, and Chisholm Summit, a planned \$1 billion mixed-use development with 3,000 homes, reinforce the city’s trajectory as a retail and service destination.

Strategically located along I-35W just 15 miles south of Fort Worth, Burleson offers business-friendly policies, expedited permitting (10–14 weeks), and economic incentives such as utility rate discounts, Freeport tax exemptions, and property tax abatements. The city’s stable growth, strong schools, and new infrastructure investments make it a compelling choice for developers, tenants, and investors alike.

POINTS OF INTEREST

- Burleson City Hall
- The Reserve at Village Creek
- Depot on Main - New \$25M mixed-use residential development
- Chisholm Summit – Planned \$1B community with 3,000+ homes
- Hidden Creek Golf Course
- Old Town Burleson
- Quick Trip
- Sonic Drive-In
- Waffle House
- Hard Eight BBQ
- The Rim
- Old Texas Brewing Co
- Hiley Hyundai of Burleson
- Stampede Harley-Davidson
- & More



RADIUS	2 MILE	3 MILE	5 MILE
2029 Population Estimate	30,400	122,272	426,152
Households	9,856	37,691	131,969
Avg. Household Income	\$93,686	\$102,209	\$90,262

NORTH TEXAS ACCOLADES

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT

Airport Satisfaction

DFW

#4 Mega Airport

Dallas Love Field

#4 Large Airport

J.D. Power, 2023

DRC

DALLAS REGIONAL CHAMBER

NATIONAL CHAMBER OF THE YEAR

U-HAUL

Texas ranked as a leading Growth State in America for 2024

2024 BUSINESS FACILITIES TOP RANKED LOCATION

In 2024, Texas ranked as the state with the Best Business Climate

Chief Executive

BEST STATES FOR BUSINESS

2024

Texas named the nation's 'Best State for Business' for the 20th consecutive year

W

WalletHub

Texas ranked as one of the most diverse states in the U.S.